

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, FEBRUARY 17, 2021 – 7:30 PM**

**CALL TO ORDER** by Chair DeLello at 7:32 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

PRESENT:	RICK DELELLO	[X]
	LOU BETZ	[X]
	STEVE QUIGLEY	[X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced this evening’s Business Meeting was being recorded for rebroadcast.

**PUBLIC COMMENT**

- Burt Hynes, Worcester, commented on a potential open space referendum, and on the meeting venue at which a potential open space referendum would be discussed. Chair DeLello commented on the meeting venue at which a potential open space referendum would be discussed.
- Kim David, Worcester, commented on a potential open space referendum, municipal cure, and proposed development at the Palmer property. Chair DeLello commented on the schedule for a potential open space referendum.

**OFFICIAL ACTION ITEMS**

- a) Consent Agenda – Chair DeLello asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Betz made a motion to approve a consent agenda that includes (a) the Treasurer’s Report and other Monthly Reports for January 2021, (b) bill payment for January 2021 in the amount of \$534,394.38, and, (c) the January 20, 2021 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:50pm Chair DeLello opened a Public Hearing to solicit and consider comments regarding the proposed renewal of the Verizon Franchise Agreement.

A court reporter was in attendance to transcribe the proceedings.

At 7:53pm Chair DeLello closed the Public Hearing.

- c) Resolution 2021-10 – Bob Brant, Township Solicitor, provided an overview of a resolution to declare a municipal cure period in accordance with the Pennsylvania Municipalities Planning Code.

Mr. Brant commented on the municipal cure declaration made at the February 17 Business Meeting, and Pennsylvania Municipalities Planning Code requirement that municipalities subsequently adopt a resolution that sets forth additional information regarding the potential invalidity of its ordinance. Mr. Brant noted Township planners are presently working to identify existing and potential housing types in the Township and in neighboring municipalities and school districts so to determine the Township's fair share of individual housing types.

Supervisor Quigley noted the cure declaration is a proactive measure taken by the Township to avoid developer challenges to the ordinance.

Supervisor Betz made a motion to approve Resolution 2021-10, to declare a municipal cure period in accordance with the Pennsylvania Municipalities Planning Code. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- d) Resolution 2021-11 – Stacy Crandell, Assistant Township Manager, provided an overview of a proposed agreement with Skippack Township regarding the provision of, and payment for, the design, construction, and inspection of the Zacharias Trail Extension Project. Ms. Crandell noted the agreement has been reviewed by the Township Solicitor.

Chair DeLello commented on the cost share arrangement. Supervisor Quigley commented on the grant funding received to construct the improvements.

Supervisor Betz made a motion to approve Resolution 2021-11, to approve the execution of an intermunicipal agreement for the design, construction, and inspection of the Zacharias Trail Extension Project. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) Resolution 2021-12 – Rolph Graf, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at Mill Road. Mr. Graf commented on requested waivers and deferrals. Joe Nolan, Township Engineer, noted he is not apposed to the waivers and deferrals requested.

Mr. Brant commented on the fee in lieu of to be paid for road widening and curbing, and the traffic impact fee to be paid at the time of building permit issuance.

Supervisor Betz made a motion to approve Resolution 2021-12, to grant Preliminary/Final Plan Approval for Gunsalus, LD 2020-04, a three-lot subdivision at Mill Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- f) Resolution 2021-13 – Tim Woodrow, Engineer for the Applicant, provided an overview of a proposed two-lot subdivision at Stump Hall Road. Mr. Woodrow commented on requested waivers and deferrals.

Mr. Woodrow commented on existing landscaping, in specific this serving as a credit toward landscaping required to be installed per ordinance. Mr. Nolan noted he reviewed existing landscaping, and he is agreeable to a waiver of landscaping in this regard.

Supervisor Betz commented on on-lot septic systems. Supervisor Quigley commented on plan review procedures.

Supervisor Betz made a motion to approve Resolution 2021-13, to grant Preliminary/Final Plan Approval for Mandracchia, LD 2020-05, a two-lot subdivision at Stump Hall Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Resolution 2021-14 – Ms. Crandell provided an overview of an application to the Montgomery County 2040 Implementation Grant Program, for funding of improvements to Mount Kirk Park. The proposed improvements include a pavilion, rest facilities, water and electric services, and upgraded parking lot and trail. Ms. Crandell commented on project cost, grant amount and municipal match.

Supervisor Quigley commented on the use of Mount Kirk Park.

Supervisor Betz made a motion to approve Resolution 2021-14, to approve submission of an application to the Montgomery County 2040 Implementation Grant Program. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) waiver – Andy Richard, Representative for the Applicant, provided an overview of a proposed above-grade fueling facility and pavilion at the Methacton High School, Kriebel Mill Road. The Applicant is seeking a waiver of the land development process. Mr. Nolan noted the above-grade fueling facility will replace an existing underground tank to be abandoned in accordance with Pennsylvania Department of Environmental Protection requirements.

Supervisor Quigley commented on soil testing at the underground tank to be abandoned. Mr. Nolan commented on same testing. Bob Jones, Methacton School District, noted the Pennsylvania Department of Environmental Protection had reviewed and approved that proposed. Supervisor Betz commented on abandoned underground tanks.

Supervisor Betz made a motion to waive land development for a proposed above-grade fueling facility and pavilion at the Methacton High School, Kriebel Mill Road. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- i) Settlement Stipulation – Mr. Brant provided an overview of a proposed assessment appeal Settlement Stipulation for a property at Morris Road.

Supervisor Betz made a motion to approve a Settlement Stipulation for Morris Road Investors, LP v. Montgomery County Board of Assessment Appeals, et al, Montgomery County Court of Common Pleas Docket No. 2012-30519. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) resignation – Chair DeLello noted Andrew Raquet, Codes Director, had resigned his position with the Township to accept a position in the private sector.

Supervisor Quigley commented on Mr. Raquet's many contributions to Worcester Township and the Worcester Volunteer Fire Department.

Supervisor Betz made a motion to accept the resignation of Andrew Raquet, Codes Director. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

**OTHER BUSINESS**

- Supervisor Quigley commented on the status of the Kriebel Mill Road closure. Mr. Brant commented on correspondence received from Counsel for the owner of the property at the north side of the creek. Supervisor Quigley commented on upstream flooding issues in recent years, the condition of the crossing, and the potential impact the crossing condition may have on upstream flooding issues. The consensus of the Members was to add discussion of the Kriebel Mill Road closure to the March 17 Business Meeting agenda.
- Supervisor Betz commented on correspondence sent from the Palmer family, regarding proposed development at the property.

**PUBLIC COMMENT**

- Maeve Vogan, Worcester, commented on outdoor public meeting options, and on the good efforts of Public Works Department personnel during recent snow removal operations.

**ADJOURNMENT**

There being no further business brought before the Board, Chair DeLello adjourned the Business Meeting at 8:55 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager